Home Inspections by John

Confidential - Property Inspection Report - Confidential

, Wallace KS, 67761
Inspection prepared for:
Inspection Date: 10/9/2010 Time: 0900 Size: 5200
Weather: sunny, 75
private treaty sale.

Inspector: John E. Zion
Kansas Registration # 0210-0128 Member ASHI
926 Paul St, Wray, CO, 80758
Phone: 970-630-1962
Email: johnzion@msn.com
www.zionhomeinspections.com

Executive Summary

Roof System/Components		
Page 12 Item: 7	Vent Pipe(s)roof penetrations	• There is no apparent vents through roof, no sewer or vents, Furnace vents through sidewall. Chimneys have been removed
Page 12 Item: 9	Roof Drainage System	• There is no gutter/downspout installed at the roof drainage system. Location: Potential water intrusion can occur and damage components. Recommend installing a gutter/downspout and properly extending away from the foundation to allow for proper drainage.
Electrical System		
Page 21 Item: 5	Main Service Panel(s)	• The wiring within the main panel appears to have been done by a home handyman. This is not necessarily unsafe but other wiring should be checked to determine its conformity to safe electrical standards.
Plumbing System		
Page 24 Item: 6	Water Heater(s) Condition	• SAFETY ISSUE: A Temperature Pressure Relief Valve (TPR Valve) present, but the valve discharge tube is missing. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
Kitchen, Breakfast Nook, & Appliances		
Page 25 Item: 2	Sink / faucet / disposal	• sink has an "S" trap, no proper vent, if this causes sewer odor problems I would suggest installing air admittance valves.
Bath Room #1		
Page 32 Item: 9	Fixtures / GFCI Receptacles	• Safety Issue: While GFCI's may not be required in this home because of it's age, you should consider installing GFCI's in any bathroom receptacle for the safety of yourself, family, and guests.
music room east		
Page 36 Item: 3	Doors / Windows	• door will not latch properly, missing latch
Clamity Jane bedroom		
Page 39 Item: 6	Smoke Alarm	• Safety Issue: Smoke alarms should be installed inside each sleeping room / bedroom.

Inspection/Site Details

1. Inspection Time

Start: 09:00 AM
End : 12:30 PM

2. Attending Inspection

- Client present
- Seller present
- Fully Participated

3. Residence Type/Style

- Single Family Home
- Colonial

4. Year Built

age/year 1880, addition 1909

5. Square Footage

sq. ft. 5200

6. Lot Size

lot sq. ft. 4 acres

7. # of Bedrooms

bedroom/s 6 bedroom
2 finished bedroom on main floor---
2 finished bedroom on 2nd floor---
2 unfinished bedroom on 2nd floor---
3 posable unfinished bedroom in unfinished basement.

8. Bathrooms #

3 bathroom--2 finished, 1 unfinished

9. Direction Of Front Entrance

For the purpose of this report the building is considered to be facing, South

10. Occupancy

- Vacant
- Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.
- The water utilities were off at the time of inspection.

11. Weather Conditions

Clear, sunny sky

70 degrees

Exterior Surfaces

1. House Covering/Siding

Satisfactory	Marginal	Poor	Safety issue	N / A
	X			

Materials: Composition Board • Wood Plank

Observations:

• There are areas of the siding that ares loose/damaged/warped. Water can infiltrate & damage the framing. Recommend repairing any loose or damaged areas. Priming, caulking painting, and some trim repair is needed

Exterior Surfaces House Covering/Siding

Exterior Surfaces House Covering/Siding

2. Eaves, Soffits and Fascia

Satisfactory	Marginal	Poor	Safety issue	N / A
	X			

Materials:

• Wood

Observations:

• Recommend attaching, prepping, priming and painting any exposed wood trim
• Warping
• Broken areas
• bird nests

Exterior Surfaces Eaves, Soffits and Fascia

Exterior Surfaces Eaves, Soffits and Fascia

Exterior Surfaces Eaves, Soffits and Fascia

Exterior Surfaces Eaves, Soffits and Fascia

3. Exterior Glass

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Materials:

- Single glazed windows
- single glazed windows with storm windows

Observations:

- Exterior glass in satisfactory condition, meaning it is repairable and should have storm windows installed.
- Window glazing needs repair or replacement

typical windows with storms

cracked glass

typical repair needed

4. Exterior Doors

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Materials: Solid Wood • Metal covered wood door

Observations:

- The front entry is in satisfactory condition
- the front entry storm door is functional
- back door is in satisfactory condition
- back storm door is serviceable
- weathered
- deteriorated materials

front entry

Exterior Surfaces Exterior Doors

kitchen entry

with ramp

outside basement

replace entry

5. Window/Door Frames and Trim

Satisfactory	Marginal	Poor	Safety issue	N / A
	X			

Materials: Wood

Observations:

• Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.

typical window

6. Exterior Caulking

Satisfactory	Marginal	Poor	Safety issue	N / A
	X			

Observations:
- Caulking is recommended around windows/doors/masonry ledges/corners/utility penetrations.

7. Exterior Vents (excluding roof vents)

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Furnace direct vents through wall
- Kitchen range hood vented through kitchen roof

furnace vent

range hood

8. Exterior Faucets

Satisfactory	Marginal	Poor	Safety issue	N / A

Description: frost free yard hydrant
Observations:
- Operated properly when tested, water shut off

Exterior Surfaces Exterior Faucets

Grounds

1. Walkways

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Materials: Concrete
Observations:
• Appeared functional and satisfactory.

2. Driveways

Satisfactory	Marginal	Poor	Safety issue	N / A

Materials: Dirt

3. Grading and Drainage

Satisfactory	Marginal	Poor	Safety issue	N / A
	X			

Observations:
• Drainage away from the home foundation should be 6 to 8 inches below wood or composition siding and slope away from home at the rate of 1" per foot for 6'.
• Drainage is generally away from home
• some low spots need filled and graded.

this corner needs drainage improved

4. Window Wells

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Materials: Cement
Observations:
• The window well covers are damaged. Recommend removing or replacing

needs cover replaced

cover

Grounds Window Wells

5. Vegetation Affecting Structure

Satisfactory	Marginal	Poor	Safety issue	N / A
		X		

Description: Trees
Observations:
• Vegetation should be trimed away from the home to maintain a clearance of 12 to 18". This will allow the siding to remain dry, prevent damage from tree limbs, prevent insect damage and prevent mold and mildew growth.

remove tree, or trim away from house

6. Front Stoop/Steps

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Materials: Concrete
Observations:
• Entry stoop and steps are satisfactory, in good repair

Grounds Front Stoop/Steps

Grounds Front Stoop/Steps

Roof System/Components

1. Style/Pitch

House: Combination
with dormers
Steep slope: roof angle (pitch) more than 45 degrees

2. Method of Roof Inspection

Observations: Walked on Roof Surface

3. Roof Covering Type

House: Fiberglass-based asphalt shingles • Metal

4. Age of Roof Covering

House:
- five to ten years

5. House Roof Condition

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- These shingles appear to be in the first third of their life cycle.

from widows walk

asphalt shingles

soldered tin front entry roof

tin roof

6. Flashings and Valleys

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Materials: Shingles- closed valley
Observations:
- Appeared functional, at time of inspection

trap from widows walk

widows walk

front walk way

7. Vent Pipe(s)roof penetrations

Satisfactory	Marginal	Poor	Safety issue	N / A
		X		

Observations:

- There is no apparent vents through roof, no sewer or vents, Furnace vents through sidewall. Chimneys have been removed

8. Chimney(s)

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:

- Masonry chimneys have been removed. There were three

9. Roof Drainage System

Satisfactory	Marginal	Poor	Safety issue	N / A
	X			

Observations:

- There is no gutter/downspout installed at the roof drainage system. Location: Potential water intrusion can occur and damage components. Recommend installing a gutter/downspout and properly extending away from the foundation to allow for proper drainage.

Foundation and Structure

1. Ceiling and Roof Structure

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Description:
- Roof framing system:
- Rafters
- 1x solid plank sheathing

Observations:
- The rafter and ceiling system appears to be properly designed for this structure.

2. Foundation Type

Description:
- Combination Basement and Crawlspace
- Post and girders system for center support wall
- rock

3. Foundation Walls

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Description: Stone / Native rock

Observations:
- The visible portion of the foundation walls appear to present no problem

mortar crack, possible leak to interior

native rock

native rock

4. Wall Structure

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Description:
- 2x4 construction

Observations:
- The wall structure showed no apparent problems

Foundation and Structure Wall Structure

note support beams

Foundation and Structure Wall Structure

5. Foundation Floor

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Description: concrete

Observations:
- Visible areas appear satisfactory

6. Floor Structure

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Description: Dimensional lumber wood Joists

Observations:
- Visible areas appear satisfactory at the time of inspection.

7. Crawl Space

Satisfactory	Marginal	Poor	Safety issue	N / A

Foundation and Structure Crawl Space

Note that minor settlement or “hairline” cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.
Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36” clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.
We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that *every* attic has mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector’s opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

Attic

1. Method of Inspection

Method:

Viewed From Hatch - Attic area too short to to walk in

Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic
area viewed from the hatch only.

2. Access Type/Location

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:

2 shuttles

Located in:

Bedroom Hall and bedroom

Jane bedroom

hall

3. Insulation

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Materials: Fiberglass, batts

Depth/R-Value:

- six inches equal R-18

Observations: Visible insulation is satisfactory

Attic Insulation

Attic Insulation

attic #2

need to install missing insulation

4. Attic vapor barrier

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Vapor barrier is in satisfactory condition

5. Roof Ventilation

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Description:
- Gable louver vents, only one.

Observations:
- Attic ventilation is marginal

Attic Roof Ventilation

6. Vent(s) Piping Through Attic

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- no vents through attic

Heating, Ventilation and Air Conditioning System(s)

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Thermostat(s)

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Functional at the time of inspection. Owners present indicated that the heating and cooling systems were fully functional.

2. Primary Heating

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Description:
- Mid Efficiency type furnace--over 80% efficient. See Limitations.
- forced air gas furnace
- Location: Basement utility furnace room

Observations:
- No deficiencies were observed, at time of inspection.

Heating, Ventilation and Air Conditioning System(s) Primary Heating

Heating, Ventilation and Air Conditioning System(s) Primary Heating

3. Electric Safety Switch

Location: Within sight of furnace unit

4. Age of Furnace/Air Handler

Age:
- 8

5. Gas Meter

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- on site propane tank

propane tank

6. Fuel Cutoff

Location:
- Shut off valve locations
- Furnace

7. Heat Distribution

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Description: Galvanized sheetmetal ductwork

Observations:
- Appeared functional, at time of inspection.

8. Filter(s)

Satisfactory	Marginal	Poor	Safety issue	N / A
	X			

Description:
- pleated air filter
- 16x20x1

Observations:
- The furnace filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.

Heating, Ventilation and Air Conditioning System(s) Filter(s)

9. Primary Cooling

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Description:
• Air Cooled Central Air Conditioner
Observations:
• Appeared functional at the time of inspection. Owner indicated A/C was fully functional.

Heating, Ventilation and Air Conditioning System(s) Primary Cooling

10. Energy Source

Energy: Electric

11. Age of Outside Compressor Unit(s)/ Heat Pump(s)

Age:
• 8

Fireplaces/Wood Stoves

Electrical System

1. Service Entry

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Service Drop Type: Underground service lateral
Observations:
• Appeared functional and serviceable, at time of inspection.

2. Meter Location

utility pole • East

3. Electrical Service Rating

200 amps

4. Service Entry Conductors

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

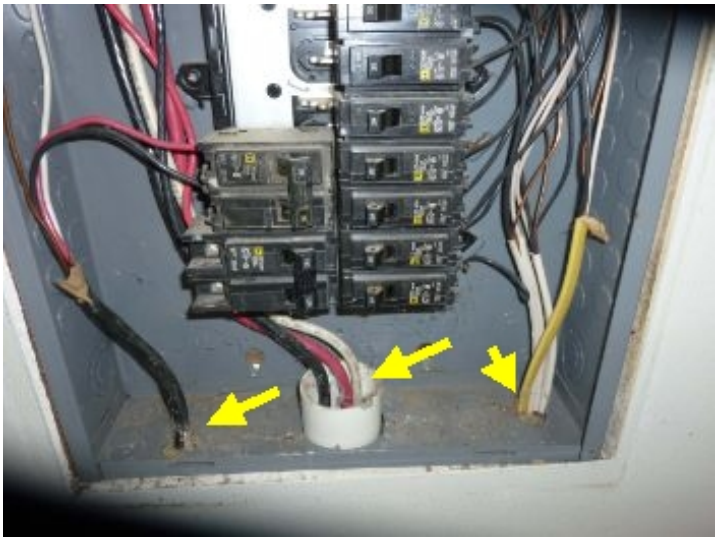
Description: Copper
Observations:
• Appeared serviceable, at time of inspection.

5. Main Service Panel(s)

Satisfactory	Marginal	Poor	Safety issue	N / A
	X			

Description: Manufacturer: • Square D • entrance hall
Observations:
• see comment page and photos
• The wiring within the main panel appears to have been done by a home handyman. This is not necessarily unsafe but other wiring should be checked to determine its conformity to safe electrical standards.

Electrical System Main Service Panel(s)



missing strain relief

knockouts missing, safety issue

6. Main Disconnect

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Location: meter pole 100 amp breaker • Inside main panel 200 amp breaker
Observations:
• 200 amp 240 main service panel

note breaker below meter

7. Service Grounding/Bonding

Satisfactory	Marginal	Poor	Safety issue	N / A
	X			

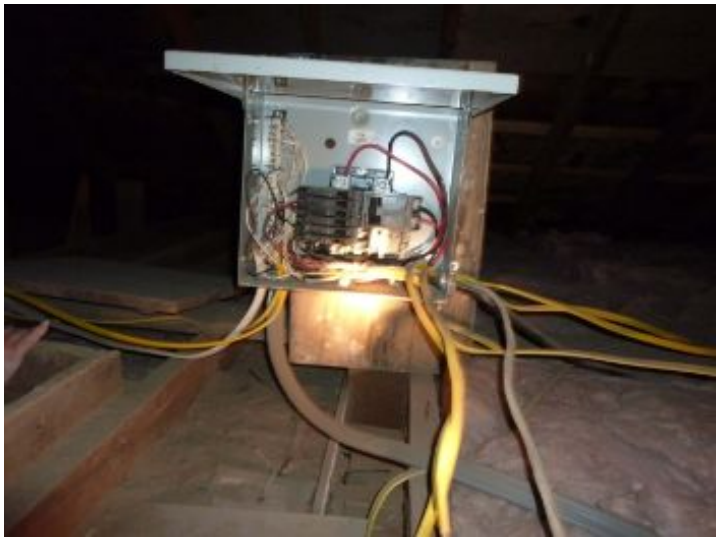
Description: Ground Connection Not Visible
Observations:
• Ground wire connection could not be located due to finished walls

8. Sub Panel(s)

Satisfactory	Marginal	Poor	Safety issue	N / A
	X			

Description: Location: • Basement • attic, see comment / photo
Observations:
• Sub panels located in basement for water heater and lights. one panel located in attic beside hatch. see comment page

basement, needs cover installed



in attic #2, Install cover

9. Wiring Method branch circuits

Satisfactory	Marginal	Poor	Safety issue	N / A
	X			

Materials: Wiring type: non-metallic sheathed cable "Romex"
Observations:
• Amateur wiring in evidence
• Visible wiring appeared functional, at time of inspection.

missing strain relief

10. Switches, Receptacles, Lights

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Description: Grounded
Observations:
• A representative number of receptacles,switches and lights were tested and are generally serviceable, unless otherwise noted.

Plumbing System

1. Water Supply Source

The water is supplied by the municipal system.

2. Service Piping Into The House

Materials: Copper

3. Main Water Shut Off

Satisfactory	Marginal	Poor	Safety issue	N / A
	X			

Location: Meter well is located in front of and east of the home, outside fence.
Observations:
• The main shut off valve for the water supply was not found. Consult the seller regarding the location or existence of a main shut off valve.

meter well

4. Service and Branch Piping

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Materials: Copper • Galvanized • Thermoplastic - CPVC (Chlorinated Polyvinyl Chloride) - yellowish white in color

Observations:

• No Deficiencies Observed at the Visible Portions of the Supply Piping.

5. Water Heater(s)

Description:

• US Craft master

• Location: basement utility room

Capacity:

• 50 Gallons

6. Water Heater(s) Condition

Satisfactory	Marginal	Poor	Safety issue	N / A
			X	

Age:

• 8 Years -- built: Jan 2000

Observations:

• SAFETY ISSUE: A Temperature Pressure Relief Valve (TPR Valve) present, but the valve discharge tube is missing. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

missing relief pipe

7. Interior Gas Supply Piping

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Materials: Black Iron • Corrugated Stainless Steel Tubing (CSST)

Observations:

• No deficiencies observed at the Visible portions of the gas supply piping.

8. Waste System and Piping

Description: Private sewage disposal - Septic - system

9. Drain, Waste & Vent Piping

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Materials:

• Cast Iron

• Thermoplastic PVC (Polyvinyl Chloride) - normally white in color

Observations:

• Visible piping appeared serviceable at time of inspection.

crawl space

Kitchen, Breakfast Nook, & Appliances

1. Cabinets / Countertops

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Cabinets are in satisfactory condition
- Countertops are in satisfactory condition

2. Sink / faucet / disposal

Satisfactory	Marginal	Poor	Safety issue	N / A
X		X		

Observations:
- Sink is in satisfactory condition
- faucet is in satisfactory condition
- sink has an "S" trap, no proper vent, if this causes sewer odor problems I would suggest installing air admittance valves.

sink area

3. Fixtures / GFCI

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- GFCI tested and operated correctly
- Kitchen lights are satisfactory

4. Dishwasher

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Dishwasher was not tested, commercial unit.

5. Range / oven / cook top

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Suggest you operate all appliances before closing

Commercial kitchen

6. Range Hood

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- vents to exterior

7. Heat Source

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Heat source is satisfactory

Interior Areas

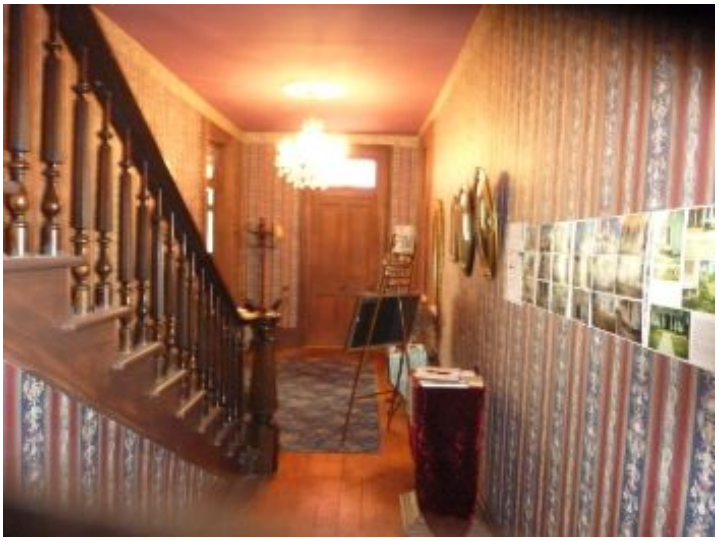
The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Walls and ceilings

Satisfactory	Marginal	Poor	Safety issue	N / A

grand entry



grand entry

upper landing

Garage

Dining room

1. Walls / Ceilings

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:

- Satisfactory

tea room

tea room

2. Floors

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Satisfactory

Dining room Floors

3. Doors / Windows

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Door was not operated due to furniture

4. Lights, Recptacles

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- random sample of receptacle/s indicated proper operation

5. Heat Source

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Satisfactory

Living Room

1. Walls / Ceilings

Satisfactory	Marginal	Poor	Safety issue	N / A

main floor bedroom

servant quarters

servant quarters

Family Room

1. Wall / Ceiling

Satisfactory	Marginal	Poor	Safety issue	N / A

Parlor / dining area

Parlor / dining area

music room

music room

Master bathroom

Master Bedroom

Bath Room #1

1. Location

Location:
- Main Bathroom

2. Walls / Ceiling

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Walls and ceilings should be water resistant materials

main floor bathroom

3. Floor

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Satisfactory

4. Vanity / Basin

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- one basin

5. Tub / Shower

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- tub only
- Tub in satisfactory condition

6. Toilet

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- toilet is in satisfactory condition

7. Exhaust Fan

Satisfactory	Marginal	Poor	Safety issue	N / A
		X		

Observations:
- no vent

8. Plumbing

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Satisfactory

9. Fixtures / GFCI Receptacles

Satisfactory	Marginal	Poor	Safety issue	N / A
			X	

Observations:
- Safety Issue: While GFCI's may not be required in this home because of it's age, you should consider installing GFCI's in any bathroom receptacle for the safety of yourself, family, and guests.

10. Door / Windows

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- door operates properly

Bed Room Master

1. Wall / Ceiling

Satisfactory	Marginal	Poor	Safety issue	N / A

bridal suite

bridal suite

bridal suite

bridal suite

unfinished bedroom upper

unfinished bedroom

bedroom calamity Jane

Calamity Jane room

Laundry Room

Misc Comments & Observations

1. Misc Information

Materials:

- The standards that I use to rate the different components of the house reflect a house built in 1880 not a modern home. For example a door in your old home might be satisfactory because it is repairable while in a new home it might need replaced.
- The water was turned off to this home at the time of the inspection so there is the possibility that minor repairs might need done to the fresh water or the waste water system. I would suggest haveing the water turned on before closing.
- The outside basement entry is not a sound structure. I would suggest either a total new replacement entry way or you might consider closing the basement doorway and completely doing away with the outside entry. You might consider installing a new egress / exit window where the current doorway is.
- Electrical: The breaker on the meter pole is 100 amp and the main breaker in the house is a 200 amp. Normally the higher rated 200 amp breaker would be on the meter box breaker. The main breaker box in the kitchen area should have some strain relief clamps to protect the wire from the sharp edges on the breaker box and the inside cover should be replaced because of the breaker knockouts missing creates a safety issue. The sub panel in the attic should have been installed in a hallway where there would have been easier to access and where it could be easy to find. The sub panel in the attic and the one in the basement should have the covers installed.
- Plumbing: The waste system is not vented to the outside. The vent system if installed correctly allows air to enter the waste system to equalize pressure and lets toilets flush better and stops sewer gas from entering the home. This problem can be partly solved with the installation of Air admittance Valves, however even then you should have at least one vent to the outside. This problem will be noticed from sinks, toilets, etc bubbling when draining.

Bedroom / bathroom unit

residents living and dining area

Office area

beauty shop

Employee lounge

Kitchen Facility

bedroom 1 main floor

Bed Room #3

Bed Room #4

Bath Room #2

Bath Room #3

Rec Room

parlor, dining area west side

1. Walls / Ceilings

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Satisfactory

2. Floors

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Satisfactory

3. Doors / Windows

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Satisfactory

4. Lights, Recptacles

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- random sample of receptacle/s indicated proper operation

5. Heat Source

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Satisfactory

grand entry

1. Walls / Ceilings

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- walls and ceilings are in satisfactory condition

2. Floor

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- floor is in satisfactory condition

3. Door / Windows

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- door operates properly

4. Lights / Receptacles

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- A representative number of switches and receptacles were checked for proper operation

5. Heat Source

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Satisfactory

music room east

1. Walls / Ceilings

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Satisfactory

2. Floors

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Satisfactory

3. Doors / Windows

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Satisfactory
- door will not latch properly, missing latch

4. Lights, Recptacles

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- random sample of receptacle/s indicated proper operation
- Lights and light fixtures operated properly

bedroom 1 main floor

tea room

1. Walls / Ceilings

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- walls and ceilings are in satisfactory condition

2. Floor

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- floor is in satisfactory condition

3. Door / Windows

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Window operates properly
- door operates properly

4. Lights / Receptacles

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- A representative number of switches and receptacles were checked for proper operation

5. Heat Source

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Satisfactory

Bridal sweet upper floor

1. Bed Room Location

Location
- Second floor bedroom #1

2. Wall / Ceiling

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- walls and ceilings in good repair

3. Floor

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- floor shows no serious defects

4. Lights / Receptacle

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- a representative number of receptacles and all switches were tested for proper operation

5. Door / Windows

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Satisfactory

6. Smoke Alarm

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Safety Issue: Smoke alarms should be installed inside each sleeping room / bedroom.

bridal sweet bathroom

1. Location

Location:
- Bathroom, 2nd floor

2. Walls / Ceiling

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Satisfactory

3. Floor

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Carpet flooring

4. Vanity / Basin

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- one basin

5. Tub / Shower

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- tub only
- Tub in satisfactory condition

6. Toilet

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- toilet is in satisfactory condition

7. Exhaust Fan

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- window in lieu of vent

8. Plumbing

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Satisfactory

9. Fixtures / GFCI Receptacles

Satisfactory	Marginal	Poor	Safety issue	N / A

Observations:
- Safety Issue: While GFCI's may not be required in this home because of it's age, you should consider installing GFCI's in any bathroom receptacle for the safety of yourself, family, and guests.

10. Door / Windows

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- window operates properly
- door operates properly

11. Heat Source

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Satisfactory

upper landing

1. Walls / Ceilings

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- walls and ceilings are in satisfactory condition

2. Floor

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- floor is in satisfactory condition

3. Door / Windows

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Window operates properly

4. Lights / Receptacles

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- A representative number of switches and receptacles were checked for proper operation

bedroom upper, s/w corner unfinished

1. Bed Room Location

Location
- Second floor bedroom #2

2. Wall / Ceiling

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Satisfactory, this room is unfinished, there is no apparent problem with on going construction

Clamity Jane bedroom

1. Bed Room Location

Location
- Second floor bedroom #3

2. Wall / Ceiling

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- walls and ceilings in good repair

3. Floor

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- floor shows no serious defects

4. Lights / Receptacle

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- a representative number of receptacles and all switches were tested for proper operation

5. Door / Windows

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- door is in good working order
- Window is in good working order

6. Smoke Alarm

Satisfactory	Marginal	Poor	Safety issue	N / A
			X	

Observations:
- Safety Issue: Smoke alarms should be installed inside each sleeping room / bedroom.

7. Heat Source

Satisfactory	Marginal	Poor	Safety issue	N / A
X				

Observations:
- Satisfactory

servents quarters

1. Bed Room Location

Location
- second floor north side

2. Wall / Ceiling

Satisfactory	Marginal	Poor	Safety issue	N / A

Observations:
- This area is in the progress of being restored I saw no structural problems